



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
OCTOBER 26, 2006
10:00 am**

**Planning
Department**

3091 County Center Drive
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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www.placer.ca.gov

Michelle Burris, Larry Severson and Mike Stafford absent

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Richardson Drive and Bell Road, Auburn CA 95603

FLAG SALUTE

- 1) 10:00 AM** **A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS -**
Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.
- B) PUBLIC COMMENT -** Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.
- 2) 10:15 AM** **APPEAL – MINOR LAND DIVISION (REARDON) (PMLDT20060603)**
MITIGATED NEGATIVE DECLARATION
*Continued off-calendar;
project will be re-noticed for a subsequent hearing date*
Consider a third-party appeal from Robert and Ruth Dalrymple of a Parcel Review Committee approval of a Minor Land Division (Lot Split) of a 19.5 acre-site located at 1339 Ponderosa Way in the Weimar area.
Project Location: 1339 Ponderosa Way in the Weimar area
APN: 072-211-044
Total Acreage: 19.5 acres
Zoning: RA-B100 (Residential Agriculture Combining Minimum Building Site Size of 100,000 square feet (or 2.3 acre minimum)
MAC Area: Weimar/Applegate/Colfax MAC
Appellant: Robert and Ruth Dalrymple, P O Box 517, Weimar 530 637-1085
Owner: Richard and Caren Reardon, P O Box 1058, Weimar 530 878-8905
Planner – George Rosasco 530 745-3065
Engineering & Surveying – Tel Rel 530 745-7542
Environmental Health - Grant Miller 530 745-2369
- 3) 10:35 AM** **SUBDIVISION MODIFICATION – SERENE LAKES UNIT 5 AND 6**
(PSM 20060708)
*Track 4
Denied 4:0*
Consider a request from Bill and Patsy Owens for the approval of a Subdivision Map Modification to allow for a reconfiguration of a greenbelt easement on Lot 236 of the Serene Lakes subdivision in order to address the illegal encroachment (73 square feet) of a second floor deck.
Project Location: 8374 Bluff Drive, Serene Lakes Subdivision
APN: 069-450-033
Total Acreage: 8,260 Square Feet
Zoning: RS-B-X – 6500 (Residential Single-Family, Building Site Size of 6500 Square Feet Minimum)
Community Plan Area: Placer County General Plan
Applicant/Owner: Bill and Patsy Owens, 1518 Olympic Drive, Davis 916 996-4646
Planner: Crystal Jacobsen 530 745-3085

4)10:45 AM

Track 5
Information
item/receipt of
public comment;
No action
required

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR WHISPER CREEK SUBDIVISION (PEIRT20040332/SCH#2004)

Receive public comments on the Draft EIR for the Whisper Creek Subdivision (PEIRT20040332/SCH2004062132). The proposal is to create a 104-lot residential subdivision with lots ranging in size from 10,835 to 27,297 square feet, eight open space parcels, one recreational lot and one private street lot. **THE PURPOSE OF THIS HEARING IS TO PROVIDE AN EARLY OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROJECT'S EIR.** The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

Project Location: On the south side of PFE Road, west of Don Julio Road, near the Sacramento County line

APN: 023-260-002, 006, 007 and 017

Total Acreage: 60 acres

Zoning: RS-AG-B-X-20 Ac Min, PD-2.0; Open Space, PD-2.0 (Residential Single-Family, Combining Building Site Size of 20 acre minimum, Combining Planned Development of 2.0 Dwelling Units Per Acre; Open Space, Combining Planned Development of 2.0 Dwelling Units Per Acre)

Community Plan Area: West Placer MAC

Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael

Owner: Towne Development of Sacramento, Jeff Pemstein, 1512 Eureka Road, Suite 205, Roseville 916-782-2424

Planner: Leah Rosasco 530 745-3091

Engineering & Surveying: Rebecca Maddex 530 745-7538

Environmental Health:

5) 11:00 AM

Track 5
Recommended
Approval 4:0

ZONING TEXT AMENDMENT (PZTA20050609)
INTRODUCTORY PROVISIONS AND DEFINITIONS
NEGATIVE DECLARATION

Consider minor revisions to implement State law and clarifications to ease implementation within Article 17.02 (Introductory Provisions) and Article 17.04 (Definitions).

Assistant Planning Director: Melanie Heckel 530 745-3068

6) 1:30 PM

Tracks 9 & 10
No action
required

PUBLIC WORKSHOPS ON:
PLACER VINEYARDS SPECIFIC PLAN (PSPA T20060679)
ASSOCIATED REZONING (PREA T20060680)
ASSOCIATED GENERAL PLAN AMENDMENTS (PGPA T20060681)
DEVELOPMENT AGREEMENTS (PDAG T20060682)
FINAL ENVIRONMENTAL IMPACT REPORT (EIR T20040651/SCH #1999062020)

Workshop Schedule and Anticipated Presentation Topics:

October 26, 2006 (Tentative time: 1:30 P.M.)- Finance Plan; Services Plan; Development Agreement; and Public Comment

Project Description: The Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan will provide for 14,132 residences in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 33,000 people, 434 acres of employment centers, 166 acres of retail commercial centers and approximately 920 acres of new parks and open space. The Blueprint Alternative provides for 21,631 residences in a range of housing types, styles, and densities. At Blueprint Alternative Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 49,400 people, 496 acres of employment centers, 165 acres of retail commercial centers and approximately 980 acres of new parks and open space. The EIR has been prepared at a sufficient level of detail to allow the County to approve either the Specific Plan as proposed or the Blueprint Alternative.

Location and Current Zoning: The Placer Vineyards Specific Plan Area is located at the southwest corner of Placer County, approximately 15 miles Northeast of the City of

Sacramento. The project site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. Zoning is F-B-X-DR (Farm, Combining Development Reserve, Combining 80-acre minimum parcel size), F-DR (Farm, Combining Development Reserve), IN-UP-DR (Industrial, Combining Use Permit Required, Combining Development Reserve), RA-B-X-DR (Residential Agricultural, Combining Development Reserve, 10-acre minimum parcel size), and C1-DC-DR (Neighborhood Commercial, Combining Design Scenic Corridor, Combining Development Reserve). The applicants are requesting approval of a Specific Plan, Large Lot Tentative Map, General Plan and Community Plan Amendments, Rezoning, and Development Agreements. **THE PURPOSE OF THESE WORKSHOPS IS TO PROVIDE PROJECT INFORMATION TO AND ANSWER QUESTIONS FROM THE PLANNING COMMISSION ON THE PLACER VINEYARDS SPECIFIC PLAN PROJECT. No final recommendation or action will be taken at this workshop.** The public will be provided an opportunity to comment at the conclusion of the workshops. Additional notice will be provided of the date of the hearing by the Planning Commission when it considers the project's discretionary permit applications.

Planner – Paul Thompson 530-745-3044

Engineering & Surveying – Phil Frantz 530-745-7584

Environmental Health - Dana Wiyninger 530-745-2366